



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7311

### Memorandum

**To:** Community Development Committee

**From:** Dawn Reinhart

**Date:** 5/10/2019

**File ID:** 19-0750

**Re:** Action on offer to purchase 920 5<sup>th</sup> Ave S

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**List price:** \$20,000.00, listed on 4/10/2019. Property listed for sale for the construction of an owner occupied single family dwelling. The primary structures on 508 Winnebago St, 901 5<sup>th</sup> Ave and 905 5<sup>th</sup> Ave were removed and the lots combined to create one lot, 60' x 107'.

**Offer to purchase #1:** \$15,500, contingent upon financing and an appraisal.

- House plans: Two Story home with an attached garage. Buyer will have the basement finished right away. The home will be 5 bedrooms, 4.5 baths, approx. 2,900 finished sq. ft.
- Single Family Design Score: Current score is 32 of 37, the minimum score is 30. Buyer lost points for not building focus on energy certified (4 pts). According to the builder, they are installing the proper insulation and ventilation to become focus on energy certified; Staff will encourage the Buyer to commit to be coming focus on energy certified. Buyer lost 1 pt for not meeting the gable pitch requirement of 6:12, they will have a 5:12 pitch.
- Buyer is purchasing the vacant lot and contracting with a contractor to construct the home.
- Staff requested Buyer to incorporate decorative elements on the overhangs, see examples below.



JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR  
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION  
LEWIS KUHLMAN, AICP, CFM, ENVIRONMENTAL PLANNER  
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER  
ASHLEY MARSHALL, CLERK STENO III

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR  
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, PROGRAMS COORDINATOR  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

**OTP #1 House Plans**

Front Elevation –facing 5<sup>th</sup> Ave



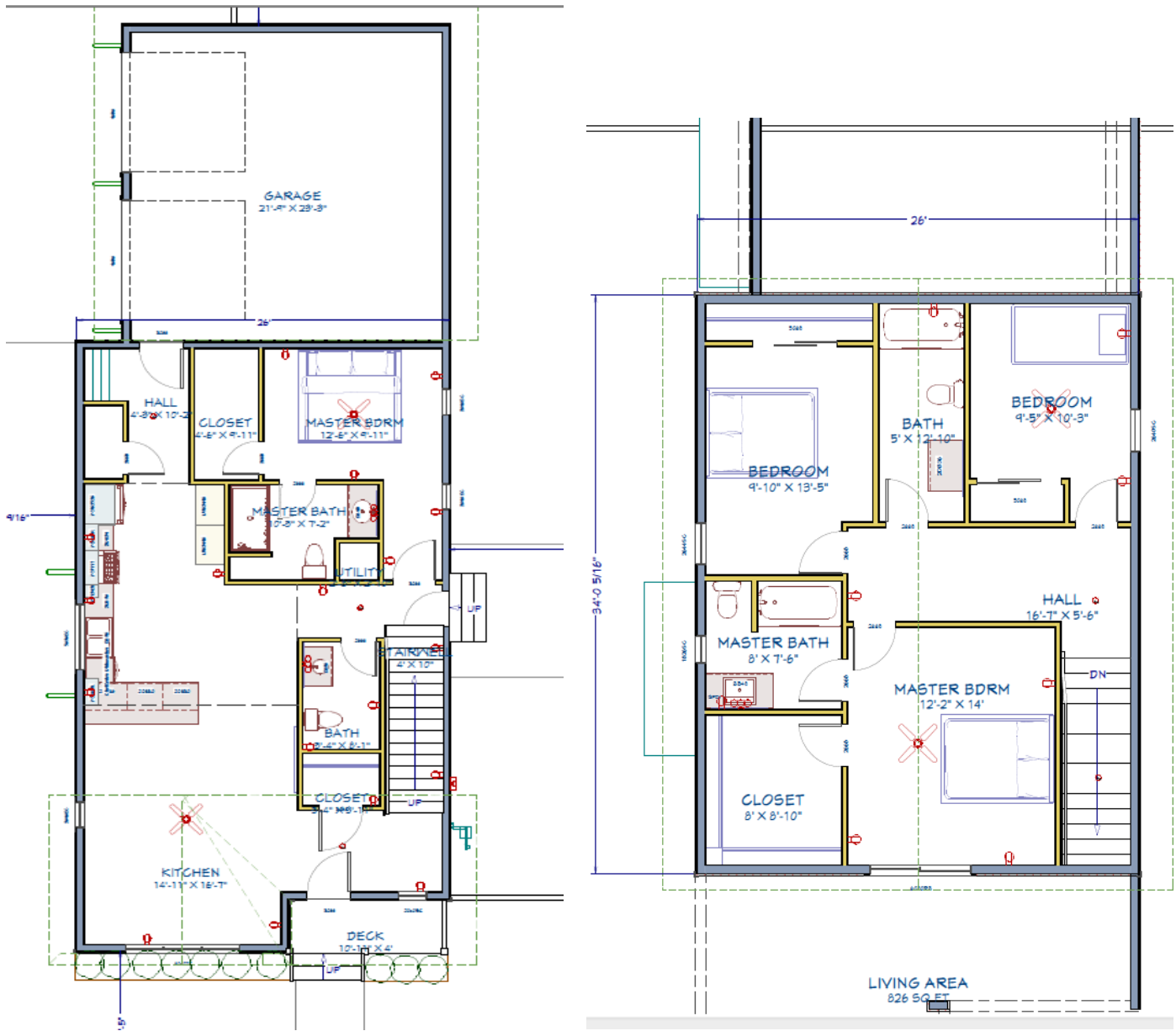
North Elevation- facing Winnebago St



South Elevation



Floor Plan



Staff recommendation: Counter offer for the full asking price of \$20,000. The City purchased and cleared three properties to prepare for the redevelopment. Mandate that the Buyer incorporates decorative elements on the overhangs.